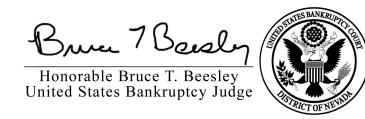
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Attorney for Jeri Coppa-Knudson, Trustee

## UNITED STATES BANKRUPTCY COURT

## DISTRICT OF NEVADA

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15 ∥ IN RE: CASE NO. BK-N-14-50333-BTB

16 ANTHONY THOMAS and CASE NO. BK-N-14-50331-BTB

WENDI THOMAS,

(Jointly Administered)

AT EMERALD, LLC, CHAPTER 7

Debtors. ORDER OF ABANDONMENT RE: 397 SECOND STREET IN PORTOLA,

CALIFORNIA

Hearing Date: March 6, 2019
Hearing Time: 10:00 a.m.

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The matter came before the Court on the Notice Of Intent To Abandon; Request For Order filed chapter 7 trustee, Jeri Coppa-Knudson ("Trustee"). **DE 454**. Jeffrey Hartman appeared on behalf of the Trustee who also was present in the courtroom. Anthony Thomas appeared by telephone and represented himself. No other appearances were noted on the record. The Court has considered the Trustee's Notice Of Intent To Abandon and the Trustee's supporting Declaration, **DE 455**. The Court also has considered **DE 461, 462 and** 

**463**, titled as Declarants' Limited Oppositions. The Court also has considered the presentations of Trustee's counsel and Mr. Thomas. Based upon the record, and as permitted by F.R.Civ.P. 52, incorporated by F.R.Bankr.P. 7052 and made applicable to this proceeding by F.R.Bankr.P. 9014©, in lieu of written findings of fact and conclusions of law, the Court stated its findings of fact and conclusions of law on the record.

- 1. Notice of hearing on the Trustee's Notice Of Intent To Abandon; Request For Order was proper, having been provided in accordance with LR 9014 and as evidenced by the Certificate of Service at **DE 457**.
- 2. The Court takes judicial notice of the papers on file in these jointly administered cases.
- 3. The improved real property which is the subjection of the Trustee's Notice Of Intent To Abandon is located at 397 Second Street in Portola, California ("Property"), is described as APN 126-123-001, and more specifically described as:

Lot 14 and the West Half of Lot 15 of Block 19, as shown upon that certain map entitled "Roberts Lumber Company Addition To Portola Townsite" filed September 6, 1910 in the Office of the County Recorder of the County of Plumas, State of California, in Book A of Maps, at Page 28.

As of the Petition Date, legal title to the Property was in the Debtors' name. DE 354-2.

- 4. The Trustee, in the exercise of her business judgment, has determined that, due to her inability to obtain insurance coverage for the estate's legal interest in the Property, the interest is burdensome to the estate. Under the circumstances, the Court is not in a position to second guess the Trustee.
- 22 Good cause appearing,

IT IS ORDERED that the Trustee's request for an order authorizing abandonment of 397 Second Street in Portola California ("Property"), is granted. The Trustee is authorized and directed to provide the keys to the Property to Mr. Thomas as soon as reasonably practical;

**IT IS FURTHER AND FINALLY ORDERED** that, upon entry of this Order on the docket, the Trustee shall obtain a certified copy and send it to the Plumas County

Î	Case 14-50333-gs Doc 471 Entered 03/08/19 15:43:24 Page 3 of 4
1	recorder for recording in the public records of the County Recorder. Recording of this
2	Order in Plumas County shall render void, the Trustee's previously recorded Notice of
3	Pendency Of Chapter 7 Bankruptcy Cases on July 13, 2018 as document 2018-0003523.
4	Submitted by:
5	HARTMAN & HARTMAN
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7	/S/ Jeffrey L. Hartman Jeffrey L. Hartman, Esq. for Jeri Coppa-Knudson, Trustee
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